

# OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
Box 1293, Albuquerque, NM 87103

Date: December 20, 1977

Skaggs Co., Inc.  
310 Bear Cat Drive  
Salt Lake City, Utah 84115

## NOTIFICATION OF DECISION

File: Z-73-13 ✓  
Location: Development Plan for Skaggs Super-  
center, on the southwest corner of  
Montgomery & San Mateo, N.E.

At their meeting of December 15, 1977, the Environmental Planning Commission approved the above mentioned development plan, subject to the following conditions:

1. Handicapped spaces and a bicycle rack are required;
2. The satellite buildings will be considered by the Environmental Planning Commission at a later date;
3. Deceleration lanes shall be satisfactory to the Traffic Engineer and be at the developer's expense. Median breaks must also be paid for by the developer; and
4. A drainage plan satisfactory to the City Engineer and AMAFCA is required.

If you wish to appeal this decision, you may do so by 12-30-77 in the manner described below. A non-refundable filing fee of \$25 is required at the time of application.

A. Appeal to Planning Commission. Any person aggrieved with any determination of the City staff acting under the Subdivision Ordinance may appeal to the Planning Commission by submitting written application on the Planning Department form to the Planning Department within 15 days after the date of the staff's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard and decided by the Planning Commission within 60 days of its filing.

B. Appeal to City Council. Any person aggrieved with any determination of the Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision (such 15 day period to be determined as in A. above). The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive notice if another person files an appeal. If there is no appeal you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the referenced application(s).

Sincerely,

Bea Gutierrez  
Board Secretary

cc: Stanley C. Evans, 2000 Emigration Canyon,  
Salt Lake City, Utah; 87108  
Richard Vaughan, 4125 Carlisle Blvd., N.E.; 87107

Letter of  
Advice

Z-73-13

Stanley C. Evans, agent for Skaggs Co., Inc., requests approval of the development plan for Skaggs Supercenter, zoned C-2, located on the southwest corner of Montgomery and San Mateo Boulevards, N.E., containing approximately 2.36 acres.

Pl. Map No.: G-17

Material: Report, Sketch, Development Plan, Aerial Photo

COMMENTS FROM OTHER DEPARTMENTS:

Traffic Engineer:

"Property ownership extends to Monroe. It is highly desirable to develop a plan for the entire property, not just the proposed Skaggs' site. Access from the south is poor--circuitous, around and in back of the building. Also, relocation of the existing median cut is required to serve the 30' access easement--this requires agreement of the bank, Skaggs, owner of the property on the east side of San Mateo, and owner of the apartments presently being developed on Madeira, south of Montgomery (where dedicated access to San Mateo was required.) Necessary agreements of all owners is responsibility of the applicant.

Applicant is responsible for all costs of median changes, including relocation and turnbays, also, any required deceleration lanes.

Left turn bays are required at both median openings. Deceleration lanes should be provided at north San Mateo entrance, also westerly Montgomery entrance. 25' radii curb returns with wheelchair ramps should be provided at all entrances. Westerly Montgomery entrance should be channelized for a depth of 125' back into the property--with barrier curbs and no drives entering main drive. San Mateo entrance should be similarly channelized back for 75'. A grade separation may be constructed in the future at San Mateo and Montgomery.

"A line extension will be required in Monroe. Please coordinate with this office."

Liquid Waste Engineer:

"Require drainage study prior to approval of development plans and/or building permits."

City Engineer:

"A line extension will be required in Monroe. Please coordinate with this office."

Water Engineer:

"Drainage plan in compliance with AMAFCA Resolution 1972-2 will be required. Ponding area on plans appear to be inadequate."

AMAFCA:

"The access from San Mateo is not adequate for a land use of this intensity. Plans for and access to the remainder of this parcel of land are not clear. A master plan for access to the entire parcel should be developed including consideration of deceleration lanes at entrances from San Mateo and Montgomery. Locations of median openings on San Mateo and Montgomery should be coordinated with other land uses and plans in the area such as the east-west access street to the planned apartments on the east side of San Mateo."

COG:

"Median openings must be coordinated with Traffic Engineering."

Dept. of Transportation:

"No comment."

Fire Dept.:

"Traffic problems already exist in this area, possibly the use of deceleration lanes at the entrances would prevent this problem. Entrances may need to be relocated. Landscape design should be such that runoff water from parking lot is contained on site. Rocks with plastic do not allow seepage to occur; the water usually ends up in the street. Deliveries and refuse pick-up should not occur in the southwest corner of the lot due to potential noise problem to residential area. A topsoil permit will be required prior to earthwork."

Environmental Health:

"No comment."

APS:

PLANNING DEPARTMENT COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 12-15-77:

A 55,227 sq. ft. commercial (Skaggs) building is proposed for the subject property, in addition to two satellite buildings for which uses have not been determined at this time.

DEVELOPMENT PLAN

Access & Parking

Main access to the site is from Montgomery and secondary access will be from San Mateo. Deceleration lanes at all entrances are required at the developer's expense. Any other street work must be paid for by the developer. Relocation of the medians on San Mateo between Douglas MacArthur Road and Montgomery Boulevard was proposed to improve access to the site; however, due to multiple ownership on both sides of San Mateo and existing strip commercial development, such modifications have not been finalized as yet. Access is provided at the western edge of the site for the property to the west.

A 55,227 square foot building is proposed which would require 276 parking spaces and 412 are provided. Handicapped spaces and a bicycle rack are required.

PLANNING DEPARTMENT COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 12-15-77: (cont'd)

Satellite Buildings

The Planning Department is opposed to the two satellite buildings, particularly in view of the existing structures one at the intersection of San Mateo & Montgomery, and the second one located directly east of the proposed building. The effect is the appearance of four satellite buildings. Further, the fact that the use has not been determined is cause for concern since it is impossible to determine the effects of future uses on traffic circulation. The Planning Department would recommend that these buildings not be approved at this time and that they be considered at such time that a final determination can be made as to their use.

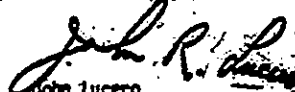
Landscaping

Landscaping is provided in excess of Code requirements. The irrigation system must be indicated on the plans. The service area on the south side of the building faces into O-1-zoned property and could adversely affect its development; therefore, additional landscape screening is recommended.

A drainage plan satisfactory to the City Engineer and AMAFCA is required.

- FINDINGS:
1. Parking is provided in excess of Code requirements. Handicapped spaces and a bicycle rack are required.
  2. The satellite buildings should not be considered at this time since the use has not been determined.
  3. Deceleration lanes are required at all entrances at the developer's expense. Median breaks must also be paid for by the developer.
  4. Landscaping is in excess of Code requirements; however, an additional landscape screening should be provided to screen the service area from the O-1 property to the south.
  5. A drainage plan satisfactory to the City Engineer and AMAFCA is required.

RECOMMENDATION: APPROVAL OF THE DEVELOPMENT PLAN FOR Z-73-13 IS RECOMMENDED SUBJECT TO THE ABOVE FINDINGS.

  
John Lucero  
Planner

JL:jd

cc: Skaggs Co., Inc. 310 Bear Cat Drive, Salt Lake City, Utah 84115  
Stanley C. Evans, 2000 Emigration Canyon, Salt Lake City, Utah; 87108

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE HEARING.